BILL GARRETT, Davidson County
Trans:T20110039258 DEEDWARR
Recvd: 06/30/11 11:56 2 pgs
Fees:13.00 Taxes:499.50
20110630-0050142

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF JUNE, 2011.**

Notary Public

MY COMMISSION EXPIRES: 5/6/2013

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph B. Pride **And** **Brittany G. Pride**	**Joseph B. Pride** **and** **Brittany G. Pride**	**168-146.00 & 168-145.00**
(NAME) **6714 Duquaine Court**	(NAME) **6714 Duquaine Court**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **April A. Ingram and spouse, Jon M. Young,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph B. Pride and Brittany G. Pride, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I (9352 Hester Beasley Road, Nashville, Tennessee 37221)

Land In Davidson County, Tennessee being Lot No. 1 on the Plan of Carousel Farm Subdivision of record in 9700, Page 393, to which plan reference is hereby made for a more complete description thereof.

Tract II (9273 Highway 100, Nashville, Tennessee 37221)

Beginning at a point in the Westerly margin of Hester Beasley Road, said point being the northeast corner of the Whitsitt Tract; thence with a curve of Hester Beasley Road, 565 feet, more or less, to the Southerly margin of the right-of-way of Highway 100; thence Easterly to said right-of-way, 400 feet, more or less, to the center of south Harpeth River; thence with the center of said river, south 240 feet, to Whitsitt's north line; thence with Whitsitt's north line East 345 feet to the point of beginning, containing 2.2. acres, more or less, and described according to Map 168, Parcel 145.

Being the same property conveyed to April A. Ingram and spouse, Jon M. Young by deed dated September 28, 2001 from Marsha L. Wiggins of record in Instrument No. 20011002-0106841 and 20011002-0106845, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **9352 Hester Beasley Road and 9273 Highway 100, Nashville TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **24th day of June, 2011**.

April A. Ingram

Jon M. Young

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **April A. Ingram and spouse, Jon M. Young** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purposetherein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **24th day of June, 2011**.

Commission expires: **May 6, 2013**

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN